

# Wexford on the Green Guidelines

## PREFACE

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The Wexford-On-The-Green Townhome concept within the overall theme of Wexford Plantation HOA and the need for Stringent Architectural Controls and Coordination.

Wexford-On-The-Green Townhome Lots are being developed within Wexford Plantation HOA a private Yacht and Golf community along the scenic banks of Broad Creek . The site of the proposed development offers amenity views in all directions, with home sites overlooking quiet tidal creeks, Wexford Harbour or the vast expanse of the Broad Creek estuary. The Wexford - On-The-Green Townhomes are only a short walk from the Wexford Clubhouse Complex with Its yachting, golf, tennis, and swimming facilities.

Many of the residences within the Wexford-On-The-Green Townhomes are being developed under the "Zero Lot Line Concept". The zero lot line townhome is a single family attached residence on a smaller than normal size lot ; which, through careful architectural design and siting, maximizes and coordinates the use of indoor and outdoor living spaces to provide the homeowner with a private, easily maintained living environment.

As in the case for all other residences within the Plantation, HOA the individual designs within the Wexford-On- The-Green Townhomes will require approval from the Wexford Architectural Standards Committee. The Wexford Architectural Standards Committee strongly believes that the key to achieving the proper sense of community and continuity of design lies in the formulation and consistent application of stringent architectural guidelines.

Simpler designs are generally more appealing than more complex ones. Sites are small and utilities should be grouped together and coordinated with each other so that plantings can be installed and can grow without disruption of services. All residences within Wexford Plantation HOA are subject to the "Wexford Architectural Guidelines". Because townhomes present unique design alternatives, these Architectural Guidelines have been prepared as a specific supplementary addition to the overall Architectural Guidelines to assist and guide the lot owner and architect toward achieving a design cohesiveness within the Wexford-On-The-Green development, while still allowing each lot owner reasonable opportunity to tailor a home to meet his own individual needs. It is the intent of this document to assure coordination of the design process. It is the expressed purpose of these Guidelines to serve as a logical starting point for the lot owner, architect and builder; and ultimately to provide the type of cohesive living environment which will insure the maintenance of overall visual integrity while protecting the privacy and property values of each resident of the Wexford-On-The-Green Townhomes. Townhomes require a high level of coordination of details and construction with adjacent properties, state and local codes and existing conditions. For this reason the use of an architect registered in South Carolina is required and their visitation to the site before, during and after design is encouraged..

It must be noted that the contents of this document are "guidelines" and, in general, should be adhered to in the vast majority of cases. However, where it can be shown that the intent of specific guidelines can be achieved through other than the prescribed means, the Wexford Architectural Standards Committee may, at its sole discretion, grant a variance. In addition, as development proceeds and additional knowledge is gained with regard to alternative solutions to problems encountered, the Architectural Standards Committee may amend these Guidelines. Also, all townhomes are required to meet all local, state, and federal building codes as well as "The Standard Building Code" latest edition adopted by the Town of Hilton Head Island. Particular attention should be directed to Tables 400 and 600 of "The Standard Building Code" with regards to buildings adjacent to open space.

The major design review to be undertaken by the Wexford Architectural Standards Committee shall consist of, but not be limited to: Building Siting & Drainage, Exterior Architectural Design & Detailing and coordination with adjacent buildings and area development and Site Lighting & Landscaping. All exterior horizontal and vertical site and building improvements and alterations must be approved by the Wexford Architectural Standards Committee prior to the commencement of construction.

## I. BUILDING SITING & DRAINAGE

As stated in the preceding Section, the goal of the Wexford-On-The-Green Townhome Concept is to provide a private, indoor/outdoor living environment on a relatively small lot. It is not intended to be an "urban" community in the traditional sense. This goal can best be achieved through the total coordination of building architecture with the site by allowing key indoor areas to "flow" outward, such that the private outdoor areas become landscaped extensions of the enclosed living spaces. The starting point in the design of the Wexford On-The-Green Townhomes and the principal means of achieving the desired privacy is the designation of the "Privacy Walls" and "Motor Court Walls" in the front and the rear (See Figures A-1 and A-2).

Since Townhome lots are narrower than conventional lots, the greater building dimension of a townhome is normally from front to rear, as opposed to a conventional house which would have its greatest dimension from side to side. The rooms from which a view of the amenity frontage (Broad Creek, harbor, tidal creeks, etc.) is desired (normally the living room and master bedroom and/or kitchen) are placed at the rear of the townhome. Other rooms, such as the dining room, family room/den and additional bedrooms, are normally oriented toward the entry side. In many cases, additional interior courtyards (or atriums) are used to bring added light and greenery into the interior of the townhome. The design options are endless, but it is still this primary emphasis on the total coordination of building and site design that provides the uniquely private indoor/outdoor living environment associated with well thought-out townhomes.

In reviewing the Site/Drainage Plans for townhomes to be constructed within Wexford-On-The-Green., The Wexford Architectural Standards Committee will review requirements regarding adherence to Designated Privacy Wall Locations, Building Set-Back Requirements, Tree Preservation & Site Drainage Requirements and On-Site-Parking Requirements.

#### A. Adherence To Designated Privacy Wall Locations:

1. In order to insure the privacy of each residence and to maintain design continuity, all townhomes located within Wexford-On-The-Green must be designed using the Townhome Concept described in these Guidelines.
2. The rear privacy wall should extend no more than 10' from building structures or no more than the required setbacks allowed nor shall they extend in such a manner that the view of an adjacent residence is obstructed. In any event, the privacy wall should be as small as possible and still provide privacy from adjacent neighbors. No privacy wall extensions are required between the house or decks and adjacent open space. The view side privacy wall should be of solid construction (See Figure A- 3).
3. The privacy wall extension towards the view side of the lot may be stepped down in conjunction with any decrease in elevation of adjacent deck/patio areas, except that the higher privacy wall height must carry a minimum of 4' past the corresponding step in adjacent deck/patio height to minimize the possibility of visual intrusion into the adjoining lot (See Figure A-4) If rear deck is within four feet of the side property line, the edge of the deck will govern the point *from* which the privacy wall dimension will be determined.
4. A front-yard motor court wall is required. It may be of a more flexible nature in terms of materials and appearance, with wrought iron perhaps giving a feeling of openness. A combination of wrought iron and landscape materials is encouraged. Other materials may be used in conjunction with landscape materials but should retain a feeling of openness in the opinion of the Wexford Architectural Standards Committee (See Figure A-5). Whether a solid or wrought iron front motor court wall is proposed, it shall provide for a driveway opening (Max, 18'). The wall should utilize pilasters at regular intervals which will complement the design character of the townhome. The front motor court wall shall extend across the entire frontage of the lot (except for the driveway and pedestrian gate openings noted above).  
The front-yard motor court wall shall be constructed as close as possible to the right of way without restricting exiting site lines but in no case greater than 15' from the front property line. The purpose of the front motor court wall is to allow for the proper degree of screening of the front motor court area in a more subtle and personal manner, but should allow views of the house elements, *as opposed to the more rigid architectural form taken by the rear privacy walls.*  
While a certain degree of design continuity between the front motor court walls and the residence walls is required, a greater degree of design flexibility and allowance for personal taste may be accepted in the privacy wall. Whatever form the actual design takes, the front motor court wall shall give the appearance of a visual screen with a height up to 3'0" with posts to 5'0" (See Figure A-5).

In the case of front motor court walls which are constructed with a degree of openness in the form of wrought iron between masonry pilasters, the required visual screening should be in the form of ornamental planting. If the driveway is textured concrete (not Bomanite) then a brick or alternatively patterned concrete strip shall be provided in the surface of the concrete drive as a break in the driveway surface. This break in the texture shall run across the width of the drive and parallel to the street at the point of intersection of the drive with the street. The textured area must be between 8" and 16" wide.

## B. Building Set-Back Requirements

1. In general, building set-back requirements for townhomes constructed at the Wexford-On-The-Green Townhomes shall be as shown in Figure A-1 and A-2, and as described in the following text; The minimum front yard building setback for lots 25 through 35 shall be 20 feet for garages and for habitable living space. The minimum setback requirement shall be 20 feet for all other townhome lots; with the exception of townhome lots that allow for side-entry garages. It is considered possible to design a side-entry garage on lots 36, 37 and 44 in addition to all "Z" configurations in which case the minimum setback shall be 10' (See Figure A-2). No structure other than motor walls may be built on that part of a "Zero Lot Line" lot which extends between an adjacent lot and the street. There shall also be an 8'0" minimum building restriction, within the motor court between adjacent residences to allow for access to the entrance of a residence (See Figure A-2). The entrance from motor court to residence must incorporate a garden at least 8' wide and with a minimum area of 125sf.
2. The minimum rear yard building setback on lots 1 through 24 and lot 36 for any building structure including decks or patios shall be 20 feet. The required rear yard setback for lots 25 through 35 shall be 30 feet. The rear yard setback as denned above shall be measured from the recorded South Carolina Coastal Council critical line where it exists on any given lot as opposed to the actual rear property line. No alteration of area beyond the South Carolina critical areas line will be permitted. For lots 37 through 44, any building structure including decks shall not encroach the Central Electric Power Cooperative, Inc.'s easement. Site plans shall indicate as appropriate the Coastal Council Critical line, applicable easements, existing specimen trees (with indication of those to be retained and those to be removed), utility connection points, and other important planning and siting information.

## C. Tree Preservation and Site Drainage Requirements:

1. In an effort to retain as much of the natural foliage as possible, lots within the Wexford-On-The-Green Townhomes have been left at their natural grade. It is realized that not all trees can be saved and incorporated into the final site design; however, care should be taken to retain as many of the existing trees as possible and the Architectural Standards Committee may require tree replacement. The Wexford Architectural Standards Committee may require extensive Site Plan revisions in order to save specimen trees or tree replacement planting to ensure adequate tree cover at build out. Care should be taken in the placement of fill materials or the cutting of swales with regard to the impact on nearby trees.
2. Proposed site grading should be indicated on the Site Plan and should direct storm water run-off toward the front and rear of the lot. In no case shall storm water run-off be directed onto an adjoining lot. Roofs shall be pitched to provide run-off to the rear of the townhome or to the front of the townhome. Drainage control shall be the responsibility of the owner and the design/construction team. The method of drainage control shall be illustrated to the Architectural Standards Committee and shall demonstrate the care in the routing of storm water run-off to minimize shoreline erosion and environmental damage (See Site Landscape Requirements (Figure L- 1) for additional information regarding lagoon shoreline slope maintenance planting).
3. Sites are small and utilities should be shown on the site plan and coordinate with landscaping, walls, driveways and existing landscape elements that are to remain. The location of utility services should be generally indicated on the site plan.

## On-Site Parking Requirements:

1. To reduce the likelihood of on-street overflow parking, each residential Site Plan submitted for review to the Architectural Standards Committee shall provide for a minimum of four (4) off-street parking spaces with two of these spaces being within an enclosed garage. The required number of off-street parking spaces may be achieved through "stacking" of spaces in the garage (i.e., one car parked behind the other) or side by side parking in the garage. As an example, by providing enough driveway length behind a two car garage and the adjacent curb to safely park two cars side-by-side, a total of four off-street parking spaces would be provided. Common driveways are allowed and are encouraged wherever possible. In no case shall the Architectural Standards Committee approve the conversion of a garage into habitable living space. All driveway surfaces shall be of exposed aggregate, brick pavers (stamped brick, such as "Bomanite", are acceptable) or other textured surface. Grasscrete or similar lawn pavers will not be allowed as they do not do well in this area. Plain concrete or asphalt driveways are not permitted and a textural break 8" to 16" deep parallel and adjacent to the street and perpendicular to the driveway is required.

## II. EXTERIOR ARCHITECTURAL DESIGN AND DETAILING

### A. Materials

The residences of Wexford-On-The-Green Townhomes shall be designed as outlined in previous Sections. Additionally, in order to insure an aesthetically cohesive living environment, lot owners and their Architects should thoroughly review the Architectural Guidelines and Architectural Standards Committee Policies for Wexford ~~Plantation~~ HOA for requirements pertaining to design details, exterior finishes, roof materials, etc. In general, exterior building materials should be colored or painted stucco with stained or painted trim. No unfinished, exterior surfaces will be permitted. Concrete block must be covered with stucco with appropriate provision of control joints and expansion joints as necessary to provide a finished appearance in scale with the community. All flashing must be copper and all other exposed metal surfaces must either be iodized or painted. To further help insure a cohesive aesthetic environment with the Wexford-On-The-Green Townhomes, a limited palette of exterior stucco colors with trim stain and paint colors as well as suggested roofing materials and colors will be approved for the motor court walls and privacy walls where applicable, and building facades. The overall building appearance, when combined with the existing and proposed site landscape materials, should reflect and enhance the natural environment of Wexford ~~Plantation~~ HOA.

### B. Heated Area, Chimney Locations

1. The minimum heated building area shall be 2,000sf There shall be a three story over parking maximum building height limitation or 35 feet above the first floor level and a maximum overall height of 50 feet above sea level All floor levels shall meet all Federal Flood Plain requirements. The third floor living level shall be enclosed within the roof form with the exception of dormers. Townhome lots on Broad Creek are exempted from this requirement on the view side of the townhome.
2. All chimneys within 10 feet of any party wall lot line may exceed the 50 foot limit by a maximum of three (3) feet. Chimneys not within ten (10') feet of the party wall lot line may not exceed five (5') feet in average overall height above the roof of the unit on which it is located.

### C. Privacy Considerations

1. Privacy is a major design criteria of the Wexford-On-The-Green Townhome. How a particular set of Architectural and Site Plans deals with maintaining the privacy of the residence occupants as well as the privacy of neighboring residences will be a major consideration in the design review process. The Architectural Standards Committee will carefully review all submissions with regard to possible visual intrusions into neighboring indoor and outdoor living areas. Plan submissions may be turned down, if, in the opinion of the Architectural Standards Committee, the construction of the residence in question as presented would invade the privacy of neighboring dwellings. The site plan submittal shall show the entire adjacent lots and the complete footprints of the adjacent units, if constructed or previously approved by the Architectural Standards Committee. Care should be taken with regard to views from second story windows and decks and their possible infringement on the privacy of adjacent residences both existing and future. Also, the "preferred solution" for siting, as shown in illustration A-4 (page 10) of the Third Edition of the Wexford Architectural Guidelines will be strongly recommended by the Architectural Standards Committee. Where necessary, wing wall or other architectural elements may be required to insure visual privacy. Skylights shall be of the flat type as opposed to the "bubble" variety.
2. Lots adjacent to open space may have windows above the ground floor on the open space side of the unit provided they do not, in the judgement of the Architectural Standards Committee, constitute an infringement on the privacy of the neighbors across the open space and are in accord with the building code..

### D. Common Walls, Privacy Walls and Motor Court Walls

1. Party walls must be constructed of concrete masonry units. Documents for final submission shall include a detail of the cap flashing of both walls if a unit exists on the adjacent lot.
2. Particular attention is necessary with regard to the zero lot line concept as it relates to adjacent walls and footings. These construction techniques are required in the construction of the townhomes Figure A-7 indicates the required building techniques to be used in the construction of adjacent walls to prevent water leakage within these walls through the use of wall caps and flashing. Figure A-6 illustrates the drawings for the required cantilevered footings at the garage slab and at other areas of the adjacent walls to provide proper support of the townhome. If adjacent units are constructed at the same time and both owners concur in writing or adjacent lots are of common ownership, the use of a single fire wall between the two units is encouraged as long as legal and building code requirements are met.
3. Each owner is required to build the motor court wall on the side property line designated on the attached site map (Figure A-8). By written consent of adjacent lot owners or where adjacent lots have a common owner, and with the approval of the Architectural Standards Committee, the motor court wall may be eliminated. In the four pre-existing conditions where walls were not built, (lots 5,10, 12,& 14), the adjacent owner may build the motor court wall at their discretion subject to approval of the design by the Architectural Standards Committee. Service yards shall be located to the street side and be fenced from public view. All screening and privacy/courtyard wall shall be architecturally compatible with the principal structure in both materials and design. Mailboxes shall be in accordance with the overall Wexford Architectural Guidelines.

### E. Coordination

I. Design for townhouses shall be coordinated with adjacent units. Plans shall show the front and rear elevations of adjacent units. Designs shall take into account in considering compatibility such elements as floor heights, materials, window sizes and overall building heights, roof slope and other elements of scale.

### III.SITE LIGHTING AND LANDSCAPING

#### A. Site Lighting:

1 .All exterior and site lighting shall be designed to reduce off-site intrusion of on-site generated lighting. In this regard, exterior building lighting should be either recessed under roof overhangs or generated from low level light fixtures screened from direct view by site landscaping. Area-wide lighting should be of the low intensity, low level landscape highlighting variety. Use of high-level, area-wide lighting will not be permitted because of light intrusion onto off-site areas. See the overall Wexford Architectural Guidelines for additional site lighting information. No exterior light fixtures shall be bright brass finish.

#### B. Site Landscaping

1. As stated in previous Sections, the success of the Wexford-On-The-Green Townhome Concept is predicated upon the extension of indoor living spaces into private outdoor areas. One of the keys to achieving this goal lies in the design and implementation of a Landscape Plan coordinating small areas of intensely planted, low maintenance plant materials. The preservation of existing trees and other site foliage should be of major concern in the early stages of Site/Landscape design.
2. These townhouses have been clustered to allow open space throughout the development. The intention of having motor courts is to provide privacy and screening from the street. The streets have been designed to save as many existing trees as possible. The landscape treatment of the area from the street to the motor court walls or fencing is essential to the visual appeal of the development
3. Consideration must be given to the location of drainage structures when locating driveways. The shoulders of the roads have been grassed to provide filtration. In all townhome landscape plans, careful review will be given to insure that no interruption of overall drainage takes place.
4. Plantings are required along motor court wall fences in order to soften architectural elements and give a sense of continuity to the development. Those townhomes that have open fencing such as wrought iron will be required to have dense, relatively mature plantings at installation to provide adequate screening from the street. In no case shall plantings obscure the driver's sight distance to enter the street from the motor court. Low, dense beds of plants are encouraged along fences/walls and to provide driveway entrance accents. In all townhomes, coordination with adjacent landscaping is required to provide an appearance of continuity.
5. Any specimen trees removed shall be replaced with trees as shown on the tree portion of the Recommended Plant List (Figure L-1) planted in areas outside the building footprint.
6. Within the motor courts and entry courts of the townhomes, areas for planting are encouraged. Foundation planting will be required at the townhome to help blend the structure to the site. Accent planting at front entrance is encouraged. A general guideline for landscape plans is that all areas which are not to be planted with bushes and/or trees shall be grassed or have dense ground cover. A variety of materials in height, color, and texture is encouraged. Any landscape planting of adjacent motor court walls, party walls or privacy walls must have written permission from the adjacent Owner. Suggested landscape treatment for these walls includes espaliered plants.

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13. Rear garden areas are of particular interest because there is a high visibility from adjacent property. Plantings are allowed to extend beyond the set-back line but not into the South Carolina Coastal Council Critical Area, unless as noted below in bank treatment. Screening materials are allowed but shall not obstruct views from adjacent property. In all cases, plantings shall be of a large enough size to create an immediate effect. In the case of plant beds, dense plantings will be required. Those areas not in plant beds shall be grassed or planted in suitable ground covers. Rear yards shall not be paved.
14. Bank treatment at Wexford-On-The-Green may be necessary for erosion control. Shorelines/marsh lines will be planted with an erosion control plant material (such as *eragrostis curvula*-Love Grass; see lagoon shoreline slope section of the Recommended Plant List (Figure L-1) for additional plantings) as part of the overall landscaping of Wexford-On-The-Green townhomes. Landscape plans should tie into this erosion control material.

### C. Landscape Specifications and Submittals

Landscape Specifications: In order to achieve the previously stated landscape objectives, the following landscape specifications will be followed unless otherwise required by the Architectural Standards Committee.

1. All landscape plans shall be submitted and approved by the Architectural Standards Committee.
2. All areas to be planted/grassed shall be irrigated.
3. All plant beds shall be edged in a suitable material as approved by the Committee.
4. Any decorative planter boxes, pots or plant containers that are to be of a permanent nature must be approved by the Committee or its designee.
5. A list of acceptable plant materials (Figure L-1) is attached to provide a degree of harmony.
6. Plant Sizes: In order to achieve a reasonable immediate effect, the following guidelines will be followed, given some variation due to specific plant varieties, for installed plants:
  - a. All trees shall be not less than 2 1/2" in caliper or not less than 8 feet in height.
  - b. Large shrubs (those that will be 4 feet or over in height by growth or maintained over 4 feet) shall not be less than 48" in height at installation.
  - c. Small shrubs (those that will be under 4 feet by growth or maintained under 4 feet) shall not be less than 24" in height. Exceptions will be given to true dwarfs of plants at the discretion of the Committee.
  - d. Ground covers shall be planted at a spacing of not less than 8" on center for Liriope and Dwarf Lilyturf. Other ground covers shall be planted at a spacing of not less than 12" on center. Exceptions may be allowed at the discretion of the Committee.
  - e. All plant beds shall be mulched with 4" of clean, fresh pine straw or other materials that are acceptable to the committee.
7. Wexford-On-The-Green requires a posting of \$2500 with the Architectural Standards Committee to assure completion of all landscape improvements within 45 days of completion of construction of the townhome as well as to ensure compliance with approved plans. Exceptions to time limit established in the overall Wexford Architectural Guidelines may be allowed if resulting in hardship to the Owner or Contractor due to strikes, national emergencies, fires, floods, lightning or other casualties. In the event such completion is not accomplished, the Committee shall be entitled to collect on or enforce the proper completion of any construction. The Committee shall be entitled to retain any sums so held in escrow as a penalty for such failure to complete and such funds shall be remitted to and shall be the property of the Property Owners Association. The General Covenants and Restrictions of Wexford Plantation HOA shall be the reference source for additional information.



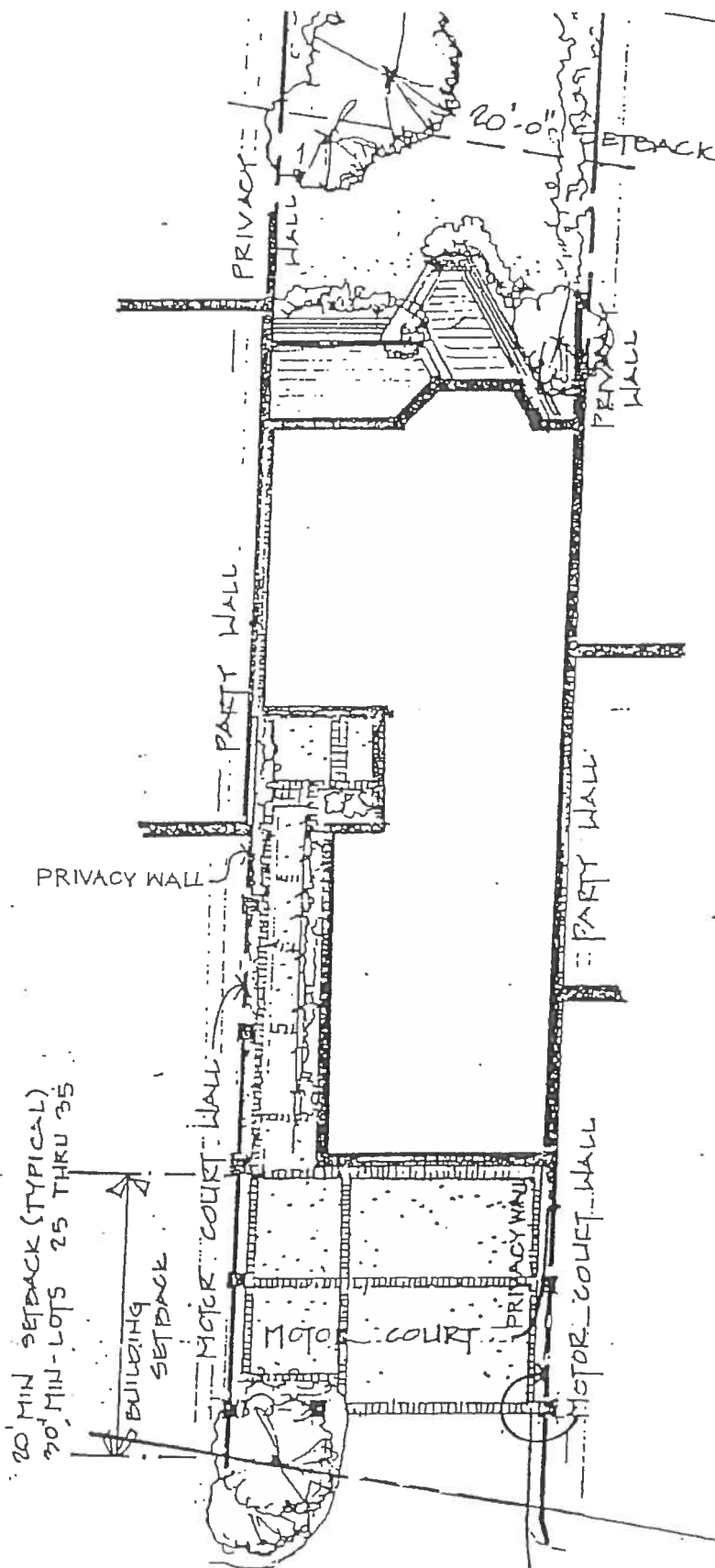


FIGURE A-1

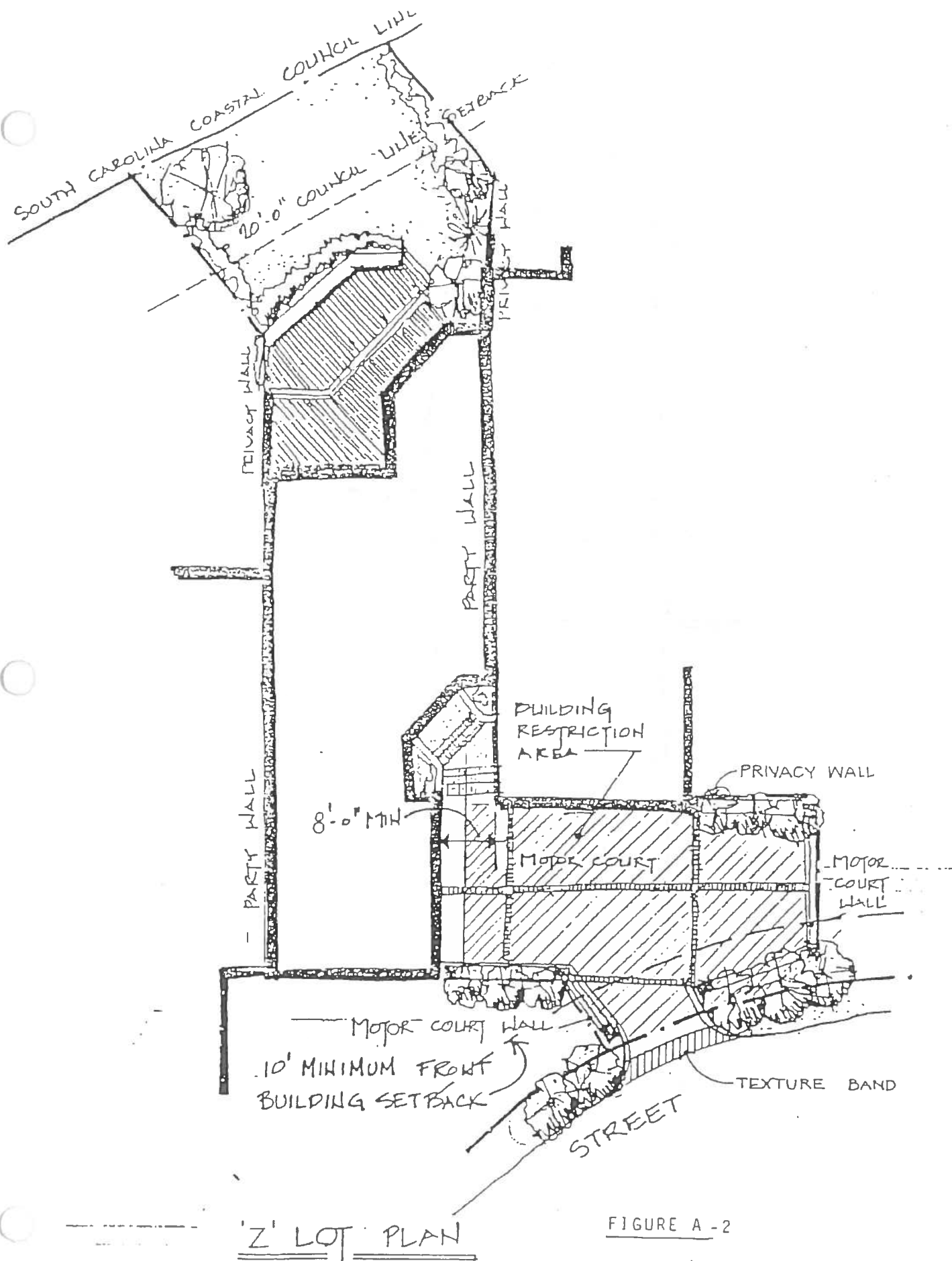
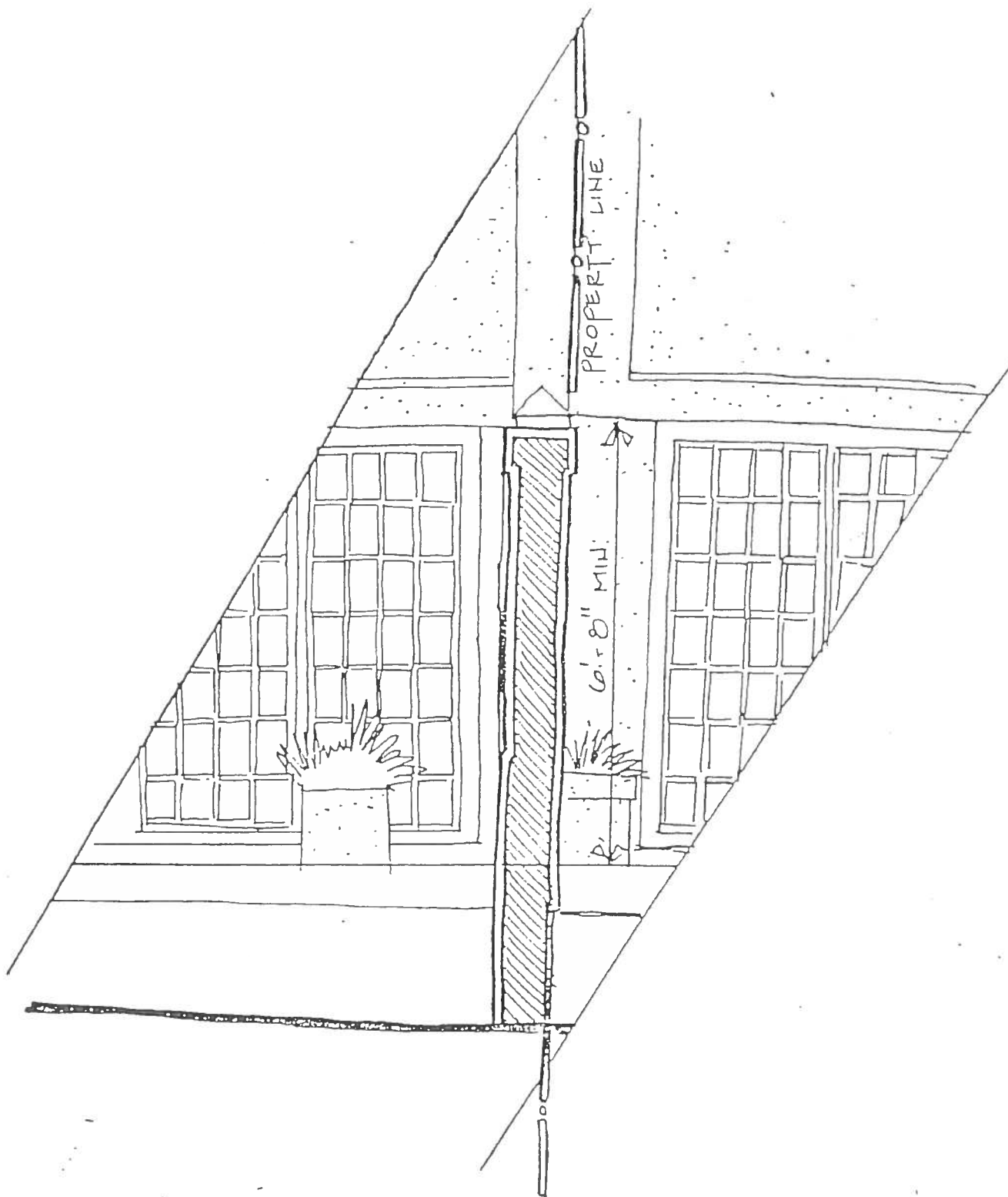


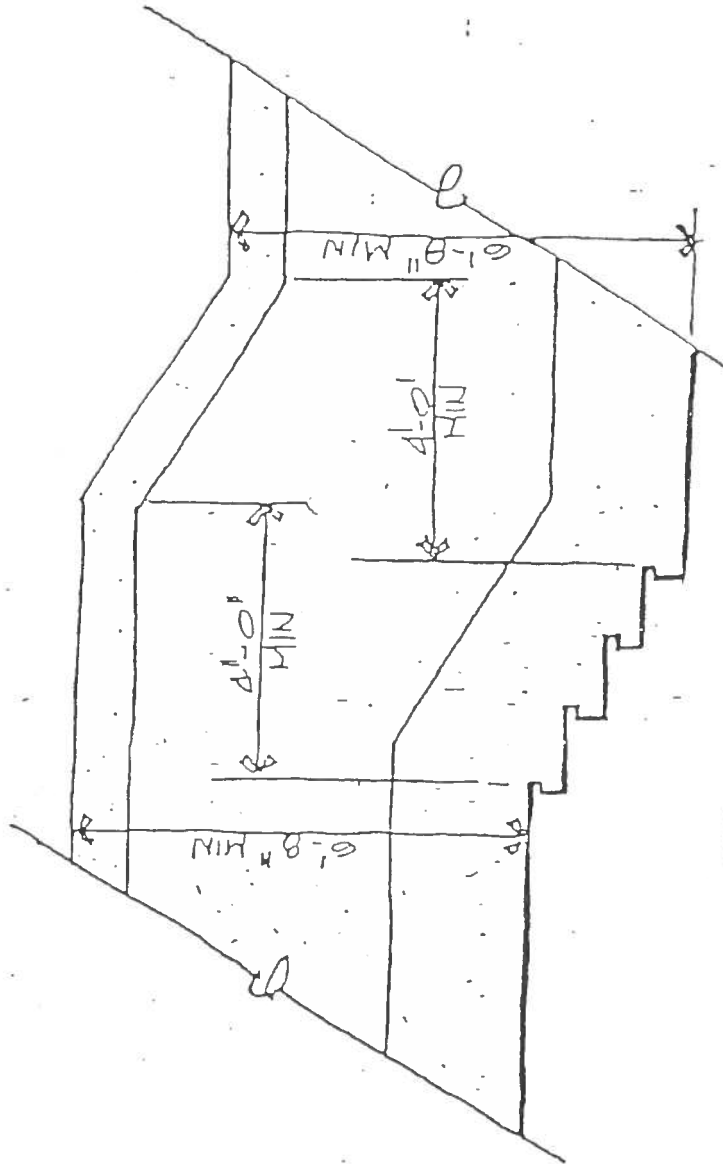
FIGURE A-2



REAR PRIVACY WALL

FIGURE A-3

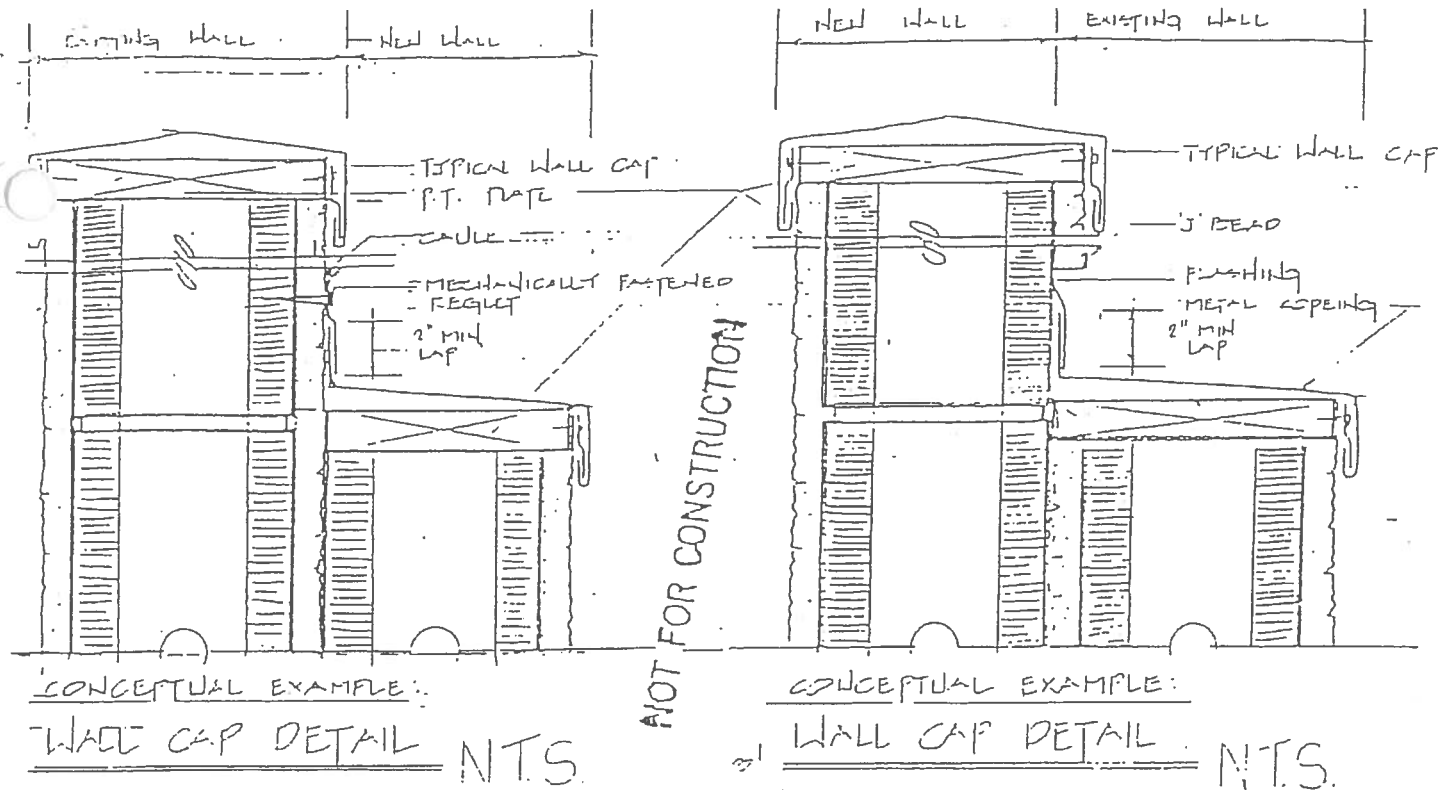
Attachment "A"



Stepped Down Privacy Wall

A-4

Stepped Down Privacy Wall



NOTE: ACTUAL DESIGN OF WALL CAP TO BE DONE BY ARCHITECT FOR EACH INDIVIDUAL TOWNHOUSE. ALL FLASHINGS, COUNTER FLASHINGS, COPEINGS, CAPS AND OTHER ROOF ACCESSORIES ARE TO BE COPPER.

